

COMPARABLE SALE

STORE+
Dwelling

Block 653/Lot 8

Type of Property: One story and part basement wood frame dwelling

ADDRESS: - 2206-06½ Pine Street

LOCATION: N Pine 54' W Webster Street

LOT SIZE: 31' x 87.5'

AREA: 2712 sf

ZONING: R-3

IMPROVEMENTS:

One story and part basement wood frame dwelling containing 6 rooms, with shop in basement. Built about 1885. Brick foundation. 2-car garage. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Hardwood floors. One bath, leg tub. Poor condition

Basement shop:	168 sf	1 rm.
1st Flr:	1085 sf	6 rms.
Total building area:	1253 sf	7 rms.

INCOME: 1/6 \$70 per Month
1 store 35 per Month
\$105 per Month , \$1260 per Year

EXPENSES: Taxes \$450
Insurance 90 \$540

SOLD: GRANTOR: Grace LaPlace
GRANTEE: Lawrence Foley
RECORDED: 1/18/67
PRICE: \$21,500



IMPROVED COMPARABLE SALE

BLOCK 656 / LOT 18

TYPE OF
PROPERTY: 2-story Victorian flats building, partially converted
to lodge hall

ADDRESS: 1938-40 Scott Street

LOCATION: E/L of Scott Street, 95' S. of California Street

LOT SIZE: 42.5'x62.5', less 1.25'x5' at rear AREA: 2656.25 sq

ZONING: R-4

IMPROVEMENTS: 2-story Victorian flats building, now converted into a
lodge hall, with 2 flats at rear of building. Rustic
exterior. Gabled dormer type roof with asbestos shingles.
Double hung wood sash. Two narrow recessed entrances.
Built about 1890.

INCOME: Operated by owner

EXPENSES: Taxes: \$931

SOLD: GRANTOR: Theodore R. Ward

GRANTEE: John A. Williams & Devitt O. Hart

RECORDED: 3-27-69

PRICE: \$57,000 with
\$12,600 deed of trust to seller
\$38,500 deed of trust to Savings & Loan



COMPARABLE SALE

Block 661/ Lot 1

(1) Store +
(3) ~~Flat~~
APT

Type of Property: 2-Story and part basement store and flat.

ADDRESS: 2101 Pine St.

LOCATION: SW Corner Pine and Buchanan

LOT SIZE: 20' x 93.5'

AREA: 1,870 sq

ZONING: R-3

IMPROVEMENTS:

2-Story and part basement wood frame store and flat built in 1895, containing 1 store with 3/rm. apt. 1/4 and 1/6. Brick foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 2 baths, recessed tubs. 3 fireplaces. Circulating gas heater.

Store:	20' x 25' =	500 sq
1st. Flr:	20' x 73' =	1,460 sq
2nd. Flr:	20' x 73' =	1,460 sq
		<u>3,420 sq</u>

INCOME: 1/6- \$110
1/3- Vacant Office - Vacant
1/4- Vacant \$110 mo. \$1,320 Yr.

EXPENSES: Taxes: \$587.40
Insurance: 50.00
\$637.40

SOLD: GRANTOR: Sydney and Dora Yuet-youn Wong
GRANTEE: William B. Rupp
RECORDED: 6/9/67
PRICE: \$32,000



HOTEL

COMPARABLE SALE

Block 666 / Lot 13

Type of Property: Hotel & Ground Floor Store

ADDRESS: 1598 Bush St. & 1504 Franklin St.

LOCATION: NE Bush & Franklin Streets

LOT SIZE: 49' x 70'

AREA: 3,430 sf

ZONING: C-M

IMPROVEMENTS:

Three-story and pent wood frame and stucco building containing 29 hotel rooms and a 2-room apartment on the upper floors and one store on the ground floor. Five bathrooms plus two separate toilets. Pine floors. Steam heat. Flat tar and gravel roof. Concrete foundation. Unfinished basement. Building in very poor condition. Age 63 years. Total building area, excluding basement, 10,090 sq.ft.

INCOME:	Store (vacant) was	\$350 Mo.	
	Hotel: Leased	\$350 Mo	
	+ tax clause	\$30 Mo	380
			<u>\$730 Mo.</u>
			\$8,760 Annual Gross

EXPENSES:	Taxes	\$ 2,660	
	Insurance	<u>400</u>	
			<u>3,060</u>
			\$5,700 Annual Net

SOLD: GRANTOR: W.F. & Jane G. Worthington;
Leonard A. & Doris B. Worthington

GRANTEE: Herbert W. & Ada D. Kirst



ate
improved.

70
APR •

COMPARABLE SALE

Block 686/Lot 22

Type of Property: 2-Story and basement store and restaurant

ADDRESS: 1732 Buchanan

LOCATION: E Buchanan 87.5' South of Sutter

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sf

ZONING: C-2

IMPROVEMENTS:

2-Story and basement store and restaurant building built about 1895, altered in 1953 and 1956. Contains 1/4 and 1 store. Brick foundation. Rustic exterior. Stucco front. Gable and flat roof, tar and gravel, and composition shingles. Plaster walls and ceilings. Pine floors. One bath, stall shower. One fireplace. Poor condition.

Basement Store:	12' x 32'	=	384 sf
1st. Flr:	20' x 90' + 60'	=	1,860 sf
2nd. Flr:	20' x 55' + 60'	=	1,160 sf 4 rms.
			<u>3,404 sf 4 rms.</u>

INCOME: Restaurant: \$175 Mo.
1/4: No data

EXPENSES: Taxes: \$703.31
Insurance: 75.00
\$778.31

SOLD: GRANTOR: Harry N. & Noriko Yamamoto
GRANTEE: Iye Izumi, Hitoshi & Shigeiko Marumoto
RECORDED: 1/6/69
PRICE: \$35,000



IMPROVED COMPARABLE SALE

BLOCK 689 / LOT 12

TYPE OF
PROPERTY: Hotel and 6-ground floor stores

ADDRESS: 1469 Sutter Street

LOCATION: SE Corner of Sutter and Gough Streets

LOT SIZE: 137.5' x 137.5'

LOT AREA: 18906.25 sq

ZONING: C-2

IMPROVEMENTS: 198 rooms operated as 142 units. 4-story and full basement. Class "C" Brick building. Erected about 1907. Concrete foundation. Brick and stucco exterior. Plaster and lath interior. Flat T & G roof. Pine floors; 132 bathrooms and 7 extra toilets. Steam heat. 2-passenger and 1 freight elevator. 6 ground floor stores. 15,625 sq per floor, Total finished building area 62,500 sq plus full basement. Good condition.

INCOME: Hotel leased: \$170,400 year
6 ground stores, 12,540 "
total

ANNUAL GROSS: \$182,940

EXPENSES: TAXES: \$15,729
INSURANCE: + 800
\$16,529

ANNUAL NET: \$166,411

SOLD: GRANTOR: Norman A. & Grace M. Bakulich

GRANTEE: Richard P. & Irene M. Liebermann

RECORDED: 6-5-69

PRICE: \$650,000 with
\$ 30,212 deed of trust to seller



IMPROVED COMPARABLE SALE

BLOCK 767 / LOT 13

TYPE OF
PROPERTY: Two Story Hotel & Store

ADDRESS: 629-641 Golden Gate Avenue

LOCATION: S/L of Golden Gate Avenue, 108' W of Van Ness Avenue

LOT SIZE: 71.75' x 120' through to Redwood AREA: 8610 sf

ZONING: C-M at time of sale

IMPROVEMENTS: Two story wood-framed store and hotel building. Whole-sale parts store on ground floor. Second floor contains 33-room hotel with 3 baths. Hotel walls and ceilings lath and plaster. Steam heat in hotel. Partial basement in rear. Condition - fair.

INCOME: Hotel - \$300 mo.
Store - 400 mo.
\$700 mo. total

ANNUAL GROSS: \$8,400

EXPENSES: Taxes: \$1,939
Insurance: 112
\$2,051

- \$2,051

ANNUAL NET: \$6,350

SOLD: GRANTOR: Soloman Kantrow

GRANTEE: Sette Investment Corporation

RECORDED: 6-21-63

PRICE: \$93,000



IMPROVED COMPARABLE SALE

BLOCK 769 / LOT 2

TYPE OF
PROPERTY:

Concrete Party Wall Commercial Garage, with
Apartment above

ADDRESS:

745 Gough Street

LOCATION:

W/L of Gough Street, 75' S of Golden Gate Avenue

LOT SIZE:

25' x 100'

LOT AREA: 2500 sq ft

ZONING:

C-M

IMPROVEMENTS: 1½-story concrete building, with small upstairs shop and apartment. No basement. Flat tar and gravel roof. Hollow tile masonry party wall. Unfinished main floor garage. Masonite floors. Gas furnace. Two bathrooms, with 6 fixtures. Gas furnace. Erected about 1920. 2500 sq ft ground floor, 1000 sq ft upper floor. Total building area, 3500 sq ft .

INCOME:

\$125.00 for garage
Upstairs - operated-by-owner

SOLD:

GRANTOR: James M. & Mildred Thuma Baldwin

GRANTEE: Thomas R. & Mary E. Archer

RECORDED: 4-15-66

PRICE: \$30,000 with
\$24,000 deed of trust to seller



IMPROVED COMPARABLE SALE

BLOCK 793 / LOT 2

DATE

TYPE OF
PROPERTY: Concrete Garage Building with partial loft floor

ADDRESS: 537-39 Gough Street

LOCATION: W/L of Gough Street, 60' S of Fulton Street

LOT SIZE: 27.5' x 87.5' LOT AREA: 2406.25 sq

ZONING: C-4

IMPROVEMENTS: 1st-story brick building with concrete foundation. No basement. Stucco exterior. Flat tar and gravel roof. Slab ground floor. Pine upper floor. Used as a warehouse or shop with second floor studio with bath and kitchen. Bathroom contains 6 fixtures.

Building areas: Ground floor - 2406
Second floor - 1855
Total area: - 4261

INCOME: Ground floor - \$90.00 mo. (At time of sale)
Second floor - Vacant (At time of sale)

EXPENSES: Taxes: - \$782.00

SOLD: GRANTOR: Michael & Mary Ann Pietro
GRANTEE: Milton & C.D. Vrionis
RECORDED: 6-10-89
PRICE: \$23,000



Type of Property: #1: 3-sty wood frame store and apts.
#1A: 2-sty wood frame flats.

ADDRESS: #1: 863 Fillmore St.
#1A: 855-57 Fillmore St.

LOCATION: #1: SW Fillmore & Fulton
#1A: W Fillmore 32.833 S Fulton

LOT SIZE: #1: 32.833' x 87.5' = 2,872.89 ₤
#1A: 35.917' x 87.5' = 3,142.75 ₤
AREA: 6,015.64 ₤

ZONING: R-3

IMPROVEMENTS:

Lot #1 - 863 Fillmore St.

3-story wood frame store and apts containing 1/3 & 3/4's built about 1895. No basement. Rustic exterior. Stucco on 2 sides. Flat tar and gravel roof. Plaster walls and ceilings. 4 baths, 2 leg tubs. 2 stall showers. 4 fireplaces.

1st. Flr:	27' x 77' - 100' =	1,979 ₤	-	Store
2nd. Flr:	27' x 77' - 100' =	1,979 ₤	-	7 rms.
3rd. Flr:	27' x 77' - 100' =	1,979 ₤	-	8 rms.
		5,937 ₤	-	15 rms.

EXPENSES: Rear Garage: 10' x 20' = 200 ₤
Taxes: \$1,013.25
Insurance: 120.00 \$1,133.25

INCOME: 4 apts. @ \$90 ea. mo.
Store \$115 ea. mo.

SOLD: GRANTOR: David & Margaret Reese
GRANTEE: Charles Work, Jr.
RECORDED: 4/8/66
PRICE: \$50,000





COMPARABLE SALE

Block 798/1 & 1A

IMPROVEMENTS:

Lot 1A - 855-857 Fillmore St.

2-story wood frame 2 flats building built about 1895 containing 2/5's. Concrete and brick foundation. No basement. Rustic exterior. Gable roof. Composition shingles. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. Circulating gas heat.

1st. Flr:	27' x 50' - 100' =	1,250 sq	-	5 rms.
2nd. Flr:	27' x 50' - 100' =	1,250 sq	-	5 rms.
		2,500 sq	-	10 rms.

INCOME: 2/5's @ \$90 ea/ \$180 Mo. or \$2,160 Yr.

EXPENSES:	Taxes:	\$583.55
	Insurance:	40.00
		<u>\$623.55</u>

IMPROVED COMPARABLE SALE22
Block 798/Lots 1, 1A

Type of Property: 9 Flats and ground floor store - 3 buildings

ADDRESS: 863-67 Fillmore & 903-07 Fulton Sts.

LOCATION: SE Corner Fillmore & Fulton Sts.

LOT SIZE: 68.75' x 112.5'

AREA: 7,734.375 sq ft

ZONING: R-3

IMPROVEMENTS:

Lot #1 - Corner 3-story wood frame 4-flat bldg. with store under. Erected in 1895. No basement. Exterior 2 sides stucco, 2 sides rustic. Flat tar & gravel roof. Part concrete, part brick foundation. Old plastered interior. 4 baths, including 2 leg tubs, 2 stall showers. 4 fireplaces. 3 hardwood floors, 15 pine floors. 1/3 and 3/4's and 1,979 sq ft store. Total 15 rooms plus store. Total bldg. area 5,937 sq ft . Condition fair.

Lot #1A - 2-story wood framed 2-flat bldg. Concrete and brick foundation. No basement. Erected in 1895. Old plastered interior. Pine floors. Rustic exterior. Gabled composition shingled roof. Two old-style full baths. Two circulating gas heaters. 2/5's. Total of 10 rooms. Total bldg. area 2,500 sq ft . Condition fair.

Lot 22 - 3-story wood framed 3-flat bldg. Concrete foundation. Erected in 1900. No basement. Rustic exterior. Old plastered interior. Three old-style baths. 2 fireplaces. 5 circulating gas heaters. Flat tar & gravel roof. 1/4 and 2/5's. Total of 14 rooms. Total bldg. area 4,725 sq ft . Condition fair.

INCOME:

4,725

EXPENSESSOLD:

Gross Annual

3
Annual Net

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IMPROVED COMPARABLE SALE

BLOCK 798 / LOT 3

TYPE OF PROPERTY: (Converted Flats Building)
4-story store building with apartments above

ADDRESS: 837 Fillmore Street

LOCATION: W/L of Fillmore Street, 103.13' S. of Fulton Street

LOT SIZE: 34.375' x 137.5' LOT AREA: 4726.56 sf

ZONING: R-3

IMPROVEMENTS: Four-story rustic wood-frame flat building with ground floor store. 8/2's. Concrete foundation. Lath and plaster interior. Gabled roof. Erected 1895. All pine floors. 8 baths. 2 separate toilets. 3 fireplaces and 8 panel ray heaters. Poor condition.

1st floor (store) 1950 sf. 2nd, 3rd, and 4th floors 1625 sf each. Total 18 rooms.

EXPENSES: Taxes: \$1,142

SOLD: GRANTOR: Pete & Elsie Pereira

GRANTEE: Arthur D. Watson

RECORDED: 11-22-66

PRICE: \$73,000



COMPARABLE SALE

Block 798/Lot 7

Type of Property: 3-Story and basement wood frame apts.

ADDRESS: 801-3 Fillmore

LOCATION: NW Grove & Fillmore

LOT SIZE: 62.5' x 107.5' - 225'

AREA: 6,493 sf

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame apts. built in 1926, containing 8/2's, 10/3's and 3/4's. 1 Store on ground floor, 14 garages. Rustic exterior. Pressed brick veneer - 2 sides. Flat tar and gravel roof. Hardwood floors. 21 baths, tile floors, recessed tubs. Gas-fired steam heat plant. 1 passenger elevator. Good condition.

Store:	35' x 45' - 75'	= 1,500	sf
1st. Flr:	59' - 6' x 97.5' - 215'	= 5,586	sf
2nd. Flr:	59' - 6' x 97.5' - 215'	= 5,586	sf
3rd. Flr:	59' - 6' x 97.5' - 215'	= 5,586	sf
		<u>18,258</u>	sf

INCOME: \$2,274 Mo. or \$27,288 Yr.

EXPENSES:	Taxes:	\$4,572.81	Elevator:	168.00
	Water:	350.00	Insurance:	416.00
	PG&E :	96.00		\$6,027.81
	Garbage:	375.00		
	License:	50.00		

SOLD: GRANTOR: Michael Perri Mortgage Co.
GRANTEE: Neil H. Bleuer
RECORDED: 3/27/69
PRICE: \$260,000



IMPROVED COMPARABLE SALE

BLOCK 803 / LOT 3

TYPE OF
PROPERTY: Store and Flats Building, part 2-story, part 3 story

ADDRESS: 733-35 Fillmore Street

LOCATION: W/L of Fillmore Street, 107.5' S. of Grove Street

LOT SIZE: 30' x 137.5' LOT AREA: 4125 sf

ZONING: R-3

IMPROVEMENTS: Two and three story store and apartment wood-framed building. 1 store and 16 apartments/2's. Part 2 story, part 3 story. Partial unfinished basement. No garages. Lath and plaster interior. Built in 1910. Pine floors throughout. Fair condition.

INCOME: 16/2's - @ \$80.00 mo. = \$1,280
1 store - 130.00 mo. = 130
\$1,410

ANNUAL GROSS: \$16,920

EXPENSES: Taxes: \$2,330
Insurance: 350
\$2,680

ANNUAL NET: \$14,240

SOLD: GRANTOR: Felix M. Torrano

GRANTEE: David R. Buell

RECORDED: 12-18-70

PRICE: \$90,000 with
80,000 deed of trust to seller



STORE +
APTS.

COMPARABLE SALE

Block 803/ Lot 6

Type of Property: 3-Story wood frame store and apts.

ADDRESS: 709-11 Fillmore

LOCATION: W Fillmore 30' N Hayes

LOT SIZE: 27.5' x 92.5'

AREA: 2,543.75 sq ft

ZONING: R-4

IMPROVEMENTS:

3-Story wood frame store and apts. built about 1895. Altered in 1963. 1st. Flr. contains store and apt. Above contains 4/2's and 2/3's. Concrete foundation. No basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors 17 baths, recessed tubs. Electric heaters. Fair to poor condition.

1st. Flr:	24' x 36' - 75' =	789 sq ft
2nd. Flr:	24' x 76' + 40' =	1,864 sq ft
3rd. Flr:	24' x 76' - 87' =	1,737 sq ft
		<u>4,390 sq ft</u>

INCOME: No income data available

EXPENSES:	Taxes:	\$981.20
	Insurance:	100.00
		<u>\$1,081.20</u>

SOLD:	GRANTOR:	George Rowan, Jr.
	GRANTEE:	Locust Grove Co.
	RECORDED:	9/5/68
	PRICE:	\$55,000



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IMPROVED COMPARABLE SALE

BLOCK 806 / LOT 18

TYPE OF
PROPERTY: 3-story Victorian Flats Building/Store

ADDRESS: 692-98 Hayes Street and 704-06 Buchanan Street

LOCATION: NE Corner Hayes & Buchanan Streets

LOT SIZE: 31.25' x 72' LOT AREA: 2250 sf

ZONING: R-4

IMPROVEMENTS: 3-story Victorian Flats Building with grocery-liquor store on ground floor. Partial basement. 1st floor 2 rooms (store), 2nd floor 9 rooms, 3rd floor 11 rooms. 4 flats upstairs of which 2 flats are on Hayes Street; and 2 on Buchanan Street. Rustic exterior. Victorian mansard roof. Double hung wood sash. Erected 1890. Poor general condition.

EXPENSES: Taxes: \$762

SOLD: GRANTOR: Fred Koopman

GRANTEE: Musa J. & Georgette M. Khalil

RECORDED: 4-28-69

PRICE: \$45,000



COMPARABLE SALE

Block 806/Lot 18

Type of Property: 3-Story wood frame store and flats

ADDRESS: 692-698 Hayes St. 704-706 Buchanan St.

LOCATION: NE Hayes & Buchanan

LOT SIZE: 31.25' x 72'

AREA: 2,250 sf

ZONING: R-4

IMPROVEMENTS:

Three story wood frame store and flats built about 1900, containing 1/4-2/5-1/6. Concrete foundation. Store on ground floor. Flats above. Rustic exterior. Gable roof - composition shingles. Pine floors. Four baths, leg tubs. Four fireplaces.

1st. Flr:	31' x 728' =	2,232	sf
2nd. Flr:	31' x 72' + 130' =	2,362	sf
3rd. Flr:	31' x 72' + 130' =	2,362	sf
		<u>6,956</u>	sf

INCOME:	Store:	\$150	
	1/4:	65	
	2/5: 70ea	140	
	1/6:	<u>70</u>	
		\$425 mo.	\$5,100 yr.

EXPENSES:	Taxes:	\$762.13
	Insurance:	<u>75.00</u>
		\$837.13

SOLD: GRANTOR: Robert H. & Orpha Rogers & Irene Rogers McLaren.

GRANTEE: Fred Koopman

RECORDED: 10/25/68

PRICE: \$43,000



IMPROVED COMPARABLE SALE

BLOCK 807 / LOT 4

TYPE OF
PROPERTY: Four story, 19 unit Apartment House/Stores

ADDRESS: 500-16 Hayes Street and 501-07 Octavia Street

LOCATION: NW Corner of Hayes & Octavia Streets

LOT SIZE: 60' x 80' AREA: 4800 sf

ZONING: C-2

IMPROVEMENTS: 4-story, 19-unit wood-framed apartment house with 3 stores under. Full basement. 1st floor stores (4 rooms) 2nd and 3rd floors 19 rooms each; 4th floor 15 rooms. Stucco on exposed sides. Flat tar and gravel roof. Corner market; bar; antique shop. Some steel sash; mostly double hung wood sash. Recessed apartment entrance on Octavia Street side. 3 fire escapes. Fire damage on 4th floor. Poor condition.

EXPENSES: Taxes: \$2,086

SOLD: GRANTOR: Samuel & Hester H. Turoff

GRANTEE: Yutta L. Einstoss

RECORDED: 10-5-67

PRICE: \$150,000 with
\$115,000 deed of trust to seller



COMPARABLE SALE

Block 807/ Lot 17

Type of Property: 1-Story wood frame dwelling and office build.

ADDRESS: 565-67 Grove Street

LOCATION: S Grove 80' E Laguna

LOT SIZE: 76.25 x 120'

AREA: 9,150 sf

ZONING: R-3

IMPROVEMENTS:

1-Story wood frame dwelling and office building built in 1948. Residence contains 3 rooms, clinic contains 30 rooms. No basement. Concrete foundation. Rustic and stucco exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. One bath, tile floor; recessed tub. Gas furnace. Condition good. Paved parking along side for 10 cars.

Residence: 29' x 82' - 326' = 2,052 sf

Clinic: 20' - 10' x 82' = 1,708 sf

3,760 sf

Two-car garage built in 1948 - 20' x 20' = 400 sf

INCOME:

\$700 Mo. or \$8,400 Yr.

EXPENSES: Taxes: \$1,496
Insurance: 120
\$1,616

SOLD: GRANTOR: Cyprien & Ammelie Mirassou
GRANTEE: H. Welton & Juanita A Flynn
RECORDED: 2/27/68
PRICE: \$75,000



COMPARABLE SALE

Block 808/ Lot 7

Type of Property: 3-Story and part basement wood frame store & flats
2-Story and basement wood frame flats

ADDRESS: 412-22 Hayes St. and 319-21 Ivy St.

LOCATION: N Hayes 50.5' W Gough

LOT SIZE: 49'/24.5' x 90'/120' AREA: 5,140 sq ft

ZONING: C-2

IMPROVEMENTS: 412-22 Hayes St.

3-Story and part basement wood frame store and flats built in 1908, containing 2 stores and 2/7 and 2/8 up. Concrete foundation. 2 stores on ground floor. Rustic and asbestos shingle exterior. Flattar and gravel roof. Plaster walls and ceilings. Pine floors. 4 baths, leg tubs. Circulating gas heaters.

1st. Flr:	48' x 70' - 580' =	2,780 sq ft
2nd. Flr:	48' x 70' - 580' =	2,780 sq ft
3rd. Flr:	48' x 70' - 580' =	2,780 sq ft
		<u>8,340 sq ft</u>

INCOME:	2/8 upper	\$124 ea.	1/3 rear	\$ 69	
	1/8	100	1 store	100	
	1/7	90	1 store	125	
	1/3 rear	75			\$ 807 Mo. or \$9,684 Yr.

EXPENSES:	Taxes:	\$1,461.93
	Insurance:	60.00
		<u>\$1,521.93</u>

SOLD: GRANTOR: Nicholas P. and Agathi M. Petrides
GRANTEE: Juanita Brown
RECORDED: 7/6/66
PRICE: \$72,500



COMPARABLE SALE

Block 808/ Lot 7

IMPROVEMENTS: (con'd)
319-21 Ivy St.

2-Story and basement wood frame flats built about 1910, containing 2/5's. Concrete foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. 2 fireplaces.

1st. Flr:	24' x 40' - 75' = 885	sq
2nd. Flr:	24' x 40' - 75' = 885	sq
	1,770	sq

89 MAY



COMPARABLE SALE

Block 818/ Lots 22B & 23

Type of Property: Lot 22B: 1-Story brick garage
Lot 23: 3-Story & basement wood frame apts.
and store.
Rear Build. 1-Story concrete shop

ADDRESS: Lot 22B: 454 Linden Street
Lot 23: 547-551 Hayes

LOCATION: Lot 22B: N Linden 220' W of Octavia

Lot 23: S Hayes 192.5' W of Octavia

LOT SIZE:	Lot 22B:	27.5' x 56'	AREA:	Lot 22B:	1,540 sf
	Lot 23:	27.5' x 120'		Lot 23:	3,300 sf
					<u>4,840 sf</u>

ZONING: C-2

IMPROVEMENTS:

Lot 22B: 1-Story brick garage built in 1920.
Brick foundation. Brick exterior walls.
Concrete floor. Flat tar and gravel roof.
Interior unfinished.

27.5' x 54' = 1,485 sf



IMPROVEMENTS: (con'd.)

Lot 23: 3-Story and basement wood frame apts. and store built in 1890, containing 4/3 rm. apts. Was two flats, altered to 4 apartments in 1952. Concrete Foundation. Unfinished basement. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 4 baths, recessed tubs. 4 gas Panel Ray wall heaters.

Store:	27.5' x 65' =	1,787	¢
2nd. Flr:	27.5' x 65' =	1,787	¢
3rd. Flr:	27.5' x 65' =	1,787	¢
		<u>5,361</u>	¢

REAR BUILD.:

1-Story concrete shop building erected in 1926. Concrete foundation. No basement. Concrete exterior walls. Flat tar and gravel roof. Concrete floor.

27.5' x 52' = 1,430 ¢

INCOME:	#22B:	1 Brick garage build.	\$ 60
	#23 :	4/3 rm. apts. @	65
		1 Store	400

\$720 Mo. \$8,640 Ann. Gross

EXPENSES:	Taxes:	\$1,754.45
	Insurance:	<u>257.00</u>
		\$2,011.45

SOLD:	GRANTOR:	Robert E. & Rose M. Buckley
	GRANTEE:	James Jensen, Jr.
	RECORDED:	3/3/69
	PRICE:	\$47,880



COMPARABLE SALE

Block 818/ Lots 22B & 23

Type of Property: Lot 22B: 1-Story brick garage
Lot 23: 3-Story & basement wood frame apts.
and Store.
Rear Build. 1-Story concrete shop

ADDRESS: Lot 22B: 454 Linden Street
Lot 23: 547-551 Hayes

LOCATION: Lot 22B: N Linden 220' W of Octavia
Lot 23: S Hayes 192.5' W of Octavia

LOT SIZE:	Lot 22B:	27.5' x 56'	AREA:	Lot 22B:	1,540 sf
	Lot 23:	27.5' x 120'		Lot 23:	3,300 sf
					<u>4,840 sf</u>

ZONING: C-2

IMPROVEMENTS:

Lot 22B: 1-Story brick garage built in 1920.
Brick foundation. Brick exterior walls.
Concrete floor. Flat tar and gravel roof.
Interior unfinished.

$$27.5' \times 54' = 1,485 \text{ sf}$$



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SEE
NOTE
PAGE

IMPROVEMENTS: (con'd.)

Lot 23: 3-Story and basement wood frame apts. and store built in 1890, containing 4/3 rm. apts. Was two flats, altered to 4 apartments in 1952. Concrete Foundation. Unfinished basement. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 4 baths, recessed tubs. 4 gas Panel Ray wall heaters.

Store:	27.5' x 65' =	1,787	¢
2nd. Flr:	27.5' x 65' =	1,787	¢
3rd. Flr:	27.5' x 65' =	1,787	¢
		<u>5,361</u>	¢

REAR BUILD.:

1-Story concrete shop building erected in 1926. Concrete foundation. No basement. Concrete exterior walls. Flat tar and gravel roof. Concrete floor.

27.5' x 52' = 1,430 ¢

INCOME:	#22B:	1 Brick garage build.	\$ 60
	#23 :	4/3 rm. apts. @	65
		1 Store	<u>400</u>

\$720 Mo. \$8,640 Ann. Gross

EXPENSES:	Taxes:	\$1,754.45
	Insurance:	<u>257.00</u>
		\$2,011.45

SOLD:	GRANTOR:	Robert E. & Rose M. Buckley
	GRANTEE:	James Jensen, Jr.
	RECORDED:	3/3/69
	PRICE:	\$47,880



COMPARABLE SALE

Block 819/ Lot 25

Type of Property: Two-story wood frame flat and store build.

ADDRESS: 607 - 09 Hayes

LOCATION: S Hayes 27.5 W Laguna

ZONING: C-2

LOT SIZE: 27.5 x 120

AREA: 3,300 sf

IMPROVMENTS:

Two-story wood frame flat and store building built in 1900. Brick foundation. No basement. Rustic exterior. 1 store, 1/6. Store on ground floor. Flat above. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 1 bath, leg tub. Condition good.

1st. Flr.	- 27.5' x 50'	= 1,375 sf	Store
2nd. Flr.	- 27.5' x 50'	= 1,375 sf	6 Rooms
		<u>2,750 sf</u>	<u>6 Rooms</u>

INCOME: Store: Occupied by owner
Flat : Occupied by owner

EXPENSES: Taxes: \$404
Insurance: 70
\$474

SOLD: GRANTOR: Jack L. Smith and Ina A. Smith
GRANTEE: Henry and Miriam Slamovich
RECORDED: 7/17/68
PRICE: \$22,000



COMPARABLE SALE

Block 821/ Lot 18

(1) ~~Store~~ +
HOTEL

Type of Property: 4-Story and basement wood frame store & hotel

ADDRESS: 600-10 Fillmore Street

LOCATION: NE Fell and Fillmore

LOT SIZE: 50' x 76'

AREA: 3,080 sf

ZONING: R-4

IMPROVEMENTS:

4-Story and basement wood frame store and hotel building built in 1906, containing 49-room hotel, with 1 6-rm. flat and 3 stores. Brick foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Three stores on ground floor. Pine floors. 3 baths, recessed tubs. 12 circulating gas heaters.

1st. Flr:	50' x 76' - 270'	=	3,530	sf
2nd. Flr:	50' x 76' - 446'	=	3,354	sf
3rd. Flr:	50' x 76' - 446'	=	3,354	sf
4th. Flr:	50' x 76' - 446'	=	3,354	sf
			<u>13,592</u>	sf

INCOME: Hotel \$450 Mo. or/ \$10,001 Yr. (gross income to lessee.)

EXPENSES: Taxes: \$1,716.19
Insurance: 400.00
\$2,116.19

SOLD: GRANTOR: Gaston and Louise Felhol
GRANTEE: Marciano and Clara Foronda & Mateo B. Villagonzal
RECORDED: 1/5/66
PRICE: \$75,000



IMPROVED COMPARABLE SALE

BLOCK 830 / LOT 1

TYPE OF
PROPERTY: 2 Buildings, (1-3 story and store, 1-2-story)

ADDRESS: 501-07 Fell Street

LOCATION: SW Corner of Fell and Laguna Streets

LOT SIZE: 35' x 85' LOT AREA: 2975 sq

ZONING: R-4

IMPROVEMENTS: 2 old wood-framed buildings;

Corner building - 3 story Victorian. Rustic exterior. 1st floor store. 2nd and 3rd floors with flats. Erected about 1895. Fair condition. 1st floor store 2 rooms, 2nd and 3rd floors 6 rooms each.
507 Fell St. - 2-story Victorian residence with full basement including garage. Flat tar and gravel roof. Rustic exterior. Flat tar and gravel roof. Fair condition. 1st floor 3 rooms, 2nd floor 4 rooms.

EXPENSES: Taxes: \$923

SOLD: GRANTOR: Equitable Savings & Loan Association

GRANTEE: James B. & Addie S. Phillips

RECORDED: 12-17-70

PRICE: \$33,000 with
33,000 deed of trust to Savings & Loan



COMPARABLE SALE

Block 833/Lot 14

Type of Property: Hickory & Gough: 3-Sty. & basement apts. & store
Fell & Gough: 3-Sty. store and flat build.

ADDRESS: 244-94 Gough and 230-46 Gough

LOCATION: SE Gough & Fell and E Gough 65' S Fell

LOT SIZE: 27.5' x 120'

AREA: 3,300 $\frac{1}{2}$

ZONING: C-2

IMPROVEMENTS:

3-Story wood frame class "D" flats and store building containing 2/7 & 2 stores built 1905. 1 storage room. 2 stores on ground floor - one restaurant and one bookstore. Brick foundation. Rustic and stucco exterior. Flat tar and gravel roof. Plaster walls, ceilings. Pine floors. 2 baths, recessed tubs. Steam heat from adjoining building. Fair to good condition.

1st. Flr:	27-6 x 65 =	1,787 $\frac{1}{2}$	
2nd. Flr:	27-6 x 65 + 50 =	1,837 $\frac{1}{2}$	7 rooms
3rd. Flr:	27-6 x 65 + 50 =	1,837 $\frac{1}{2}$	7 rooms
		<u>5,461 $\frac{1}{2}$</u>	14 rms.

INCOME: Data on Page 2.

SOLD: GRANTOR: Burton and Joan Berry
GRANTEE: Leon N. Leboire
RECORDED: 11/29/68
PRICE: \$92,000



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COMPARABLE SALE

Block 833/ Lot 14

Type of Property: Hickory & Gough: 3-Sty. & basement apts. & store.
 Fell & Gough: 3-Sty. store and flat build.

ADDRESS: 244-94 Gough and 230-46 Gough

LOCATION: SE Gough & Fell and E Gough 65' S Fell

LOT SIZE: 27.5' x 120'

AREA: 3,300 sf

ZONING: C-2

IMPROVEMENTS:

Hickory and Gough Build: 230-46 Gough St.

3-Story and basement wood frame apts. and store build.
 built in 1928, containing 3 stores on ground floor,
 6/2's above. Unfinished basement. Concrete foundation.
 Rustic exterior. Stucco front. Flat tar and gravel
 roof. Plaster walls and ceilings. 6 baths, recessed
 tubs. Gas-fired steam heat.

1st. Flr:	22.5' x 55' - 40'	= 1,472 sf
2nd. Flr:	22.5' x 47'	= 1,292 sf
3rd. Flr:	22.5' x 47'	= 1,292 sf
		<u>4,056 sf</u>

INCOME: No rental data available.

EXPENSES:	Taxes:	\$1,833.73
	Insurance:	500.00
		<u>\$2,333.73</u>

SOLD: GRANTOR: Burton and Joan Berry
 GRANTEE: Leon N. Leboire
 RECORDED: 11/29/68
 PRICE: \$92,000



IMPROVED COMPARABLE SALE

BLOCK 839 / LOT 32 & 33

TYPE OF
PROPERTY: Church and 2 Flats in rear

ADDRESS: 240 Page Street - Lot 32
237-41 Lily Street - Lot 33

LOCATION: N/L of Page Street, 120' W of Octavia Street - Lot 32
S/L of Lily Street, 150.5' W. of Octavia Street - Lot 33

LOT SIZE: 60' x 62.5' plus 7.5' x 29.5' at rear (lot 32) All
29.5' x 50' on Lily Street (lot 33) contiguous

LOT AREA: 5446.25 sq total area

ZONING: R-4

IMPROVEMENTS: 2½-story wood-framed church, with 1 tall, and 1 short
pyramidal spire. Rustic exterior. Arched colored glass
windows. Gabled asbestos shingled roof. Built about
1890. 1/5 room and 1/4 room flats at rear. Fair condition

EXPENSES: Taxes: \$2,397

SOLD: GRANTOR: Pleasant Hill Missionary Baptist Church

GRANTEE: Gilbert Clark, Stonewall Zachary, Howard Burton,
Johnny B. Wright, Geraldine Pool, Arilla
Fuller, trustee Church of Living God

RECORDED: 7-22-70

PRICE: \$85,000 with
31,213.27 deed of trust to seller



829/2222

COMPARABLE SALE

Block 846/ Lot 8

STORY
PLAN

Type of Property: 3-Story wood frame flats and store

ADDRESS: 700-02-04 Haight St.

LOCATION: NW Haight & Pierce

LOT SIZE: 30' x 87.5'

AREA: 2,625 sf

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame flats and store building built in 1895. Store and 4-rm. flat on 1st 2/7's on upper. Brick foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. 3 fireplaces. Panel ray heating.

1st. Flr:	30' x 87.5'	- 50'	=	2,575 sf	- 4 rms.
2nd. Flr:	30' x 87.5'	- 50'	=	2,575 sf	- 7 rms.
3rd. Flr:	30' x 87.5'	- 50'	=	2,575 sf	- 7 rms.
				<u>7,725 sf</u>	- 18 rms.

INCOME: 2/7's @ \$150 ea. \$300

1/4 @ \$100 100

Store: \$150 150

\$550 Mo. or \$6,600 Yr.

EXPENSES: Taxes: \$900

Insurance: 80

\$980

SOLD: GRANTOR: Evelyn DeTurk

GRANTEE: Phyllis Whipple

RECORDED: 3/28/69

PRICE: \$59,000



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COMPARABLE SALE

Block 846/ Lot 18

Type of Property: Two-story wood frame store and flat

ADDRESS: 774-76 Haight

LOCATION: N Haight 87.5' E Scott

LOT SIZE: 25' x 110'

AREA: 2,750 sq

ZONING: R-3

IMPROVEMENTS:

Two-story wood frame building containing 1/5 room flat and 1 ground floor store. Hardwood floors. Gas-fired steam heat. Condition fair.

INCOME: Both vacant at time of sale. (Subsequently rented for \$125 each.)

EXPENSES: Taxes:
Insurance:

SOLD: GRANTOR: William L. and Eileen S. Goodwin
GRANTEE: Herbert Knill
RECORDED: 12/7/65
PRICE: \$28,000



IMPROVED COMPARABLE SALE

BLOCK 846 / LOT 18

TYPE OF
PROPERTY: 1-Flat over 1-store

ADDRESS: 774-76 Haight Street

LOCATION: N/L Haight, 87.5' E. of Scott Street

LOT SIZE: 25' x 110' AREA: 2,750 sf

ZONING: R-3

IMPROVEMENTS: Wood-framed store/flat building erected about 1915. Five-room flat, up with hardwood floors, lath and plaster finish plus some wainscoting. Store with linoleum, lath and plaster interior. 900 sf building area per floor. 1,800 sf total. No garages. Open storage area at rear of lot. Condition fair.

INCOME: 5 room flat - \$125 mo
Store - 125
TOTAL \$250 mo. ANNUAL GROSS: \$3,000

EXPENSES: TAXES: \$633
INSURANCE: 85
\$718 ANNUAL NET: \$2,282

SOLD: GRANTOR: Sandy Estate Co.
GRANTEE: Ocean View Medical Laboratories, Inc.
RECORDED: 9-24-70
PRICE: \$25,000 with
\$ 5,584 deed of trust to seller



IMPROVED COMPARABLE SALE

BLOCK 847 / LOT 6

TYPE OF
PROPERTY: Stores with flats over

ADDRESS: 600-02 Haight Street and 303 Steiner Street

LOCATION: NW Corner Haight & Steiner Streets

LOT SIZE: 35' x 86' LOT AREA: 3010 sf

ZONING: C-2

IMPROVEMENTS: 2-story wooden flats building with two ground floor stores. 1 flat up. Flat tar and gravel roof. Built about 1895. Barber shop; clothing store. Good condition. 17 rooms

EXPENSES: Taxes: \$1,082
Insurance: 145

SOLD: Grantor: Ruth E. Catagno
Grantee: Arthur D. Watson
Recorded 8-8-69
Price: \$23,500



IMPROVED COMPARABLE SALE

BLOCK 847 / LOT 7

TYPE OF
PROPERTY: 3-Story, 2 flats over store

ADDRESS: 604 Haight Street

LOCATION: N/L of Haight Street, 35' W. of Steiner Street

LOT SIZE: 25' x 86' LOT AREA: 2150 sq

ZONING: C-2

IMPROVEMENTS: 3-story wood-frame Victorian building over basement store. 2 flats and 1 ground floor store. Basement store extended to front property line. Flat Tar and Gravel roof. Built about 1890. Poor condition.

INCOME: 1 Flat - \$115 mo.
1 Flat - 105 mo.
Store 75 mo
\$295 mo.

GROSS ANNUAL INCOME: \$3,540

EXPENSES: Taxes: \$593
Insurance: +140
\$733

NET ANNUAL INCOME: \$2,807

SOLD: GRANTOR: Robert H. & Joan E. Sherwood

GRANTEE: John E. & Ina F. Dearman

RECORDED: 7-31-69

PRICE: \$20,500 with
\$ 5,800 deed of trust



Type of Property: 2-Story wood frame church and flats

ADDRESS: 739-49 Page

LOCATION: S Page 156.25' W Steiner

LOT SIZE: 50' x 137.5'

AREA: 6,875 sq

ZONING: R-3

IMPROVEMENTS:

2-Story wood frame church, with 2 flats on 2nd floor. Each flat with bath. Some updating on flats, only, since 8/1/68 sale date. Fair condition.

INCOME: No rent data available

EXPENSES:	Taxes:	\$1,304.33
	Insurance:	250.00
		\$1,554.33

SOLD:	GRANTOR:	Gymnastic Assoc. Sokol S.F.
	GRANTEE:	Second Union Baptist Church of S. F.
	RECORDED:	8/1/68
	PRICE:	\$70,000



COMPARABLE SALE

Block 848/ Lot 6B

Type of Property: Two-story wood frame store and apts.

ADDRESS: 548-52 Haight

LOCATION: N Haight 206.542 N Fillmore AREA: 2,951.28 sf

LOT SIZE: 32.792 x 90

ZONING: C-2

IMPROVEMENTS:

Two-story wood frame store and apartments built about 1870, altered 1944. No basement. 1 store, 2/3's. Store on ground floor - 2 apts. above. Concrete foundation. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. 4 hardwood floors, 2 pine; 3 baths, 1 recessed tub. 1 stall shower. Circulating gas heaters.

1st. Flr.	-	35' x 70'	=	1,750 sf	Store
2nd. Flr.	-	35' x 70'	=	1,750 sf	Six Rms.
				<u>3,500 sf</u>	<u>Six Rms.</u>

INCOME:	Store:	\$250	
	Apt.	50	
	Apt.	50	
		<u>\$350 Mo.</u>	\$4,200 Yr.

EXPENSES:	Taxes:	\$899	
	Insurance:	80	979
		<u>979</u>	<u>\$3,221</u>

SOLD:	GRANTOR:	Elsie Oppenheim
	GRANTEE:	Unity Mutual Benefit Assoc.
	RECORDED:	6/15/67
	PRICE:	\$40,000



(2) ~~RECEIVED~~
(3) RESID

COMPARABLE SALE

Block 848/ Lot 7

Type of Property: 3-story store and flats.

ADDRESS: 566-72 Haight St.

LOCATION: N Haight 110' E Steiner

AREA: 2,887.50 $\pm$

LOT SIZE: 27.5 x 105

ZONING: C-2

IMPROVEMENTS:

Three story wood frame store and flats built in 1911. No basement. Concrete foundation. Rustic exterior. Permastone front. Flat tar and gravel roof. 2 stores, 1/3, 2/6's. 2 stores and one apt. on ground floor. Flats on 2nd and 3rd floors. Plaster walls and ceilings, 10 hardwood floors, 7 pine. 3 baths, 2 leg tubs. 1 stall shower, 4 fireplaces, and circulating gas heaters. Condition fair to good.

1st. Flr.	- 27.5' x 74' - 110'	= 1,925 $\pm$	3 rms. Store & Apt.
2nd. Flr.	- 27.5' x 74' - 200'	= 1,835 $\pm$	Flat
3rd. Flr.	- 27.5' x 74' - 200'	= 1,835 $\pm$	Flat
		<u>5,595 $\pm$</u>	15 Rooms

INCOME:	1 Store	\$115.00 Mo.	
	1 Cafe	Occupied by owner	
	2nd. Flr.	150.00	
	3rd. Flr.	140.00	
		<u>\$405.00 Mo.</u>	\$4,860 Yr.

EXPENSES:	Taxes: \$	772.35	
	Insurance:	<u>120.00</u>	
			<u>992</u>
			\$3,868

SOLD:	GRANTOR:	Joe L. Nobles
	GRANTEE:	Herman and Bessie Moore
	RECORDED:	6/10/66
	PRICE:	\$39,000



Form 9 Rev

IMPROVED COMPARABLE SALE

BLOCK 848 / LOT 8 & 9

TYPE OF
PROPERTY: Two 2-story flats buildings with Ground floor stores

ADDRESS: 574-80-86 Haight Street

LOCATION: N/L of Haight Street, 55' E of Steiner Streets

LOT SIZE: 55' x 105' LOT AREA: 5775 sq ft

ZONING: C-2

IMPROVEMENTS: Two 2-story Victorian flats buildings. 2/4's in each building and one store in each building. Stores are extensions of former basement areas commencing at front property lines. Rustic exteriors. Lath and plaster interiors. Flat tar and gravel roofs. Wood steps up, both buildings. 2 baths and 3 separate toilets in each building. Pine floors throughout. Westerly store a barber shop/shoe shine; easterly store a small restaurant. 2 gas heaters in westerly building; no heat easterly building. Westerly building 3330 sq ft finished building area, total 10 rooms,; easterly building 2556 sq ft total finished building area, total 10 rooms. General condition, poor, both parcels.

INCOME: 2 stores - vacant (were \$75 mo. each)
1 flat - \$100 mo.
3 flats - vacant

EXPENSES: Taxes: \$1,494

SOLD: GRANTOR: Catherine I. Maffei



IMPROVED COMPARABLE SALE

BLOCK 853 / LOT 7

TYPE OF
PROPERTY: 1-Store and 3 Studio Apartments above

ADDRESS: 68 Haight Street

LOCATION: N/L of Haight Street, 110' E of Octavia Street

LOT SIZE: 27.5' x 120' LOT AREA: 3,300sf

ZONING: C-M

IMPROVEMENTS: 3-story, and 2-story wood-framed building with brick foundation. Erected about 1900. Flat tar and gravel roof in 3 sections. 1st floor store, 27.5' x 120', 3,300sf. Pine floor and plate glass front windows. Recessed entrance. Accordion iron gate protection. 2nd floor, 27.5' x 65' less two 28sf lighwells, 1,732sf. Studio apartments, wide hallway and two-stair landings. 3rd floor, 27.5' x 50', less two light wells, 1,319sf, studio apartments and stair landings. Rear basement, 27.5' x 75', 2,062sf. Unfinished garage/shop. Condition, generally poor.

INCOME: 2-studios @ \$90.00 mo. each
1-vacant studio
1-piano studio, operated-by=owner

EXPENSES: Taxes: \$1,106

SOLD: GRANTOR: Kevin J. Howard & Mary Franceschi, as trustees for John & Phillip & Kevin Howard; and Mary Franceschi; and Irene Ralston

GRANTEE: Ernest C. Henderson, 1/3 interest, Mosel Wickett, 1/3 interest; and George O Twyman, 1/3 interest

RECORDED: 10-1-70

PRICE: \$58,000 with \$49,000 deed of trust to sellers



COMPARABLE SALE

Block 859/Lot 27

Type of Property: 2-Story wood frame store and flat building

ADDRESS: 455-59 Haight St.

LOCATION: S Haight 165.5' E Fillmore

LOT SIZE: 27' x 165' + 55'

AREA: 4,510 sf

ZONING: C-2

IMPROVEMENTS: 455 Haight St:

2-Story wood frame store and flat building built about 1900, containing 1 store and 1/5. Concrete foundation. Part basement. Unfinished. Store on ground floor. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. One bath, recessed tub. One fireplace. Fair condition.

1st. Flr:	22' x 72' - 75' =	1,582 sf	
2nd. Flr:	22' x 72' - 75' =	1,582 sf	- 5 rms.
		<u>3,164 sf</u>	- 5 rms.

INCOME: No income data available.

EXPENSES:	Taxes:	\$895.12	
	Insurance:	<u>100.00</u>	\$995.12

SOLD:	GRANTOR:	Marjorie Buckley & Luceen Hofmeister
	GRANTEE:	Ko Ri Inc.
	RECORDED:	7/17/68
	PRICE:	\$29,000



COMPARABLE SALE

Block 859/Lot 27

IMPROVEMENTS: con'd459-459A-459B Haight St.:

3-Story and basement wood frame flats built about 1890, containing 3/4's. Brick foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. Circulating gas heaters. Fair condition.

1st. Flr:	750 \$	-	4 rms.
2nd. Flr:	750 \$	-	4 rms.
3rd. Flr:	750 \$	-	4 rms.
	2,250 \$	-	12 rms.

COMPARABLE SALE

Block 859/Lot 27

Type of Property: 2-Story wood frame store and flat building

ADDRESS: 455-59 Haight St.

LOCATION: S Haight 165.5' E Fillmore

LOT SIZE: 27' x 165' + 55'

AREA: 4,510 sf

ZONING: C-2

IMPROVEMENTS: 455 Haight St.:

2-Story wood frame store and flat building built about 1900, containing 1 store and 1/5. Concrete foundation. Part basement. Unfinished. Store on ground floor. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. One bath, recessed tub. One fireplace. Fair condition.

1st. Flr:	22' x 72' - 75' =	1,582 sf	
2nd. Flr:	22' x 72' - 75' =	1,582 sf	- 5 rms.
		<u>3,164 sf</u>	- 5 rms.

INCOME:	Store - \$125	1/4 - \$65	
	1/2 - 60	1/7 - 70	
	2/4 - 50		
			\$400 mo. - \$4,800 yr.

EXPENSES:	Taxes	\$895.12	
	Insurance:	<u>100.00</u>	\$995.12

SOLD:	GRANTOR:	Marjorie Buckley & Luceen Hofmeister
	GRANTEE:	Ko Ri Inc.
	RECORDED:	7/17/68
	PRICE:	\$29,500



COMPARABLE SALE

Block 959/Lot 27

IMPROVEMENTS: con'd459-459A-459B Haight St.:

3-Story and basement wood frame flats built about 1890, containing 3/4's. Brick foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. Circulating gas heaters. Fair condition.

1st. Flr:	750 \$	-	4 rms.
2nd. Flr:	750 \$	-	4 rms.
3rd. Flr:	750 \$	-	4 rms.
	2,250 \$	-	12 rms.

COMPARABLE SALE

Block 861/ Lot 27 (1) FLAT

Type of Property: 2-Story wood frame store and flat build.

ADDRESS: 665-63 Haight St.

LOCATION: S Haight 131.25' E Pierce

LOT SIZE: 25' x 112.5'

AREA: 2,812.5 sq

ZONING: R-3

IMPROVEMENTS:

2-Story wood frame store and flat building built in 1938, containing 1 store and 1 5-rm. flat. No basement. Concrete foundation. Rustic exterior. Stucco front. Flat and gable roof. Plaster walls and ceilings. Hardwood floors. 2 baths, tile floor and wainscot. 1 recessed tub. One tile stall shower. Gas furnace. Fireplace.

1st. Flr: 25' x 41' = 1,025 sq
2nd. Flr: 25' x 41' = 1,025 sq
2,050 sq

INCOME: No rental data available

EXPENSES: Taxes: \$648.34
Insurance: 75.00
\$723.34

SOLD: GRANTOR: Knill Corp.
GRANTEE: Robert D. Moore
RECORDED: 3/4/66
PRICE: \$33,000



COMPARABLE SALE

(1) **STORE** Count/Res
Block 861/ Lot 32 (5) APTS

Type of Property: 3-Story wood frame store and apts.

ADDRESS: 625-29 Haight

LOCATION: S Haight 106.25' W Steiner

LOT SIZE: 25' x 137.5' AREA: 3,437.5 sf

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame store and apartments built about 1880, containing 5/3's and 1 store, with 1 3-rm. apt. behind store. Brick foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 5 baths, leg tubs. Gas wall heaters. Ground floor store addition 15' x 12' = 180 sf

1st. Flr:	25' x 70' - 120'	= 1,630 sf
2nd. Flr:	25' x 70' - 225'	= 1,400 sf
3rd. Flr:	25' x 70' - 225'	= 1,400 sf
		<u>4,430 sf</u>

INCOME: Ground floor store & 3-rm. apt in rear: \$100 Mo.
3 apts. @ 75
1 apt. @ 80
\$405 Mo.
\$4,860 Ann. Gross

EXPENSES: Taxes: \$705.87
Insurance: 70.00
\$775.87

SOLD: GRANTOR: Frank & Muriel Stolte
GRANTEE: John S. Georgia Foggy
RECORDED: 8/7/68
PRICE: \$33,000



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3FPA

WA - Compassable Sales Commercial; Residential, c. 1969

7/12

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